

NOTICE AND AGENDA  
Planning Commission  
Regular Meeting

Public notice is given that the Planning Commission of the Town of Apple Valley, Washington County, Utah will hold a **Regular meeting** on **Wednesday, January 09, 2019** at the **Apple Valley Town Hall**, 1777 N. Meadowlark Dr., Apple Valley, Utah, commencing at 6:00 PM. or shortly thereafter. In accordance with state statute, one or more members may be connected via speakerphone.

The Agenda for the meeting is as follows:

Call to Order/ Pledge of Allegiance/ Roll Call

Discussion Items:

A. Discussion on RV Park Zone and Camping Zone.

Preliminary Site Plan Review:

B. Discussion on Miles Mark Development with Preliminary Site Plan Review.

C. Discussion on Redstone Development with Preliminary Site Plan Review.

Approval of Minutes:

D. Meeting Minutes for November 14, 2018.

Adjournment

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS. MEETINGS  
In compliance with the American with Disabilities Act, individuals needing special accommodations (Including  
auxiliary communicative aids and services) during this meeting should notify the town at 435-877-1190.

**Backup material for agenda item:**

Discussion on RV Park Zone and Camping Zone.

# **TITLE 10**

## **CHAPTER 10-B**

### **RECREATIONAL VEHICLE PARK ZONE**

#### **10-10B-1: PURPOSE**

#### **10-10B-2: PERMITTED USES**

#### **10-10B-3: CONDITIONAL USES**

#### **10-10B-4: HEIGHT REGULATIONS**

#### **10-10B-5: RECREATIONAL PARK DEVELOPMENT STANDARDS**

#### **10-10B-6: OTHER REQUIREMENTS**

#### **10-10B-7: SUBDIVISION REQUIREMENTS**

#### **SECTION 10B-1: PURPOSE**

The purpose of this zone is to provide for the development of a Recreational Vehicle Park (RVP) in a quality environment. Recreational Vehicle Parks are not intended for the isolated lot. But shall be for use in areas where larger tracts of land are available for development, and can be developed to a high standard of quality with landscaping, recreation facilities, etc.

The Recreational Vehicle Parks are designed and intended from the beginning to serve the transient or traveling public that travels with their own recreational vehicles, needing a place to hook-up their own recreational vehicles to utilities and services. The Minimum zone size shall be ten (10) Acres.

The primary location for a Recreational Vehicle Park is close to Highway 59 or other major roadways and should not be located immediately next to a residential neighborhood.

#### **SECTION 10B-2: PERMITTED USES**

Uses permitted in this zone are as follows:

- A. Accessory buildings and uses
- B. Household pets
- C. Recreational Vehicle rental spaces
- D. Park, playground, Swimming Pool and Tennis courts or alike
- E. Other uses similar to the above and judged by the Planning Commission to be in

harmony with the intent and character of this zone.

### **SECTION 10B-3: CONDITIONAL USES**

Uses requiring a conditional use permit in this zone are as follows:

- A. Clubhouse, sales or registration office, or on-site manager dwelling
- B. Other uses approved by the planning commission as being in harmony with the intent of the zone and similar in nature to the above listed uses

### **SECTION 10B-4: HEIGHT REGULATIONS**

No building shall be erected to a height greater than twenty five (25'). No accessory building shall be erected to a height greater than fifteen (15') feet.

### **SECTION 10B-5: RECREATIONAL VEHICLE PARK DEVELOPMENT STANDARDS**

- A. Minimum Size: Each recreational vehicle park shall have a minimum size of ten (10) acres.
- B. Roads:
  - 1. Width: Each recreational vehicle park shall be provided with roadways of at least twenty five feet (25') in width.
  - 2. Construction Specifications: All recreational vehicle parks shall be served by paved roads constructed to Town standards and bounded by curb and gutter approved by the Town.
- C. Park Access: Access to all recreational vehicle parks shall be from a dedicated and approved public street at an approved point or points. No RV space shall have direct access from a public street nor may they exit or enter through a residential neighborhood.
- D. Off Street Parking: Hard surface (concrete or Paved) parking spaces shall be provided for the parking of each recreational vehicle, and two (2) additional spaces for vehicles.
- E. Recreation Space: Recreation space shall be provided for each recreational vehicle park having ten (10) or more units and shall be maintained for such use. A minimum usable area of five thousand (5,000) square feet shall be set aside and developed for each such park and an additional one hundred (100) square feet shall be provided for each unit above ten (10) units.

- F. Density: The maximum density for a recreational vehicle park shall not exceed ten (10) units per gross acre.
- G. Space Width: Each recreational vehicle space shall have a minimum width of thirty feet (30') and all recreational vehicles shall be able to park in designated spaces and no portion of a driveway or roadway may be used for recreational vehicle parking.
- H. Distance of Units: No RV space shall be designed to allow RV units to be parked closer than twenty feet (20'). This requirement shall apply to overnight, extended stay and park model units. No unit in an RV park shall be located closer than the distance required herein.
- I. Minimum Yard Clearances for Recreational Vehicle Park:
1. Front or side yard on a public street, twenty five feet (25').
  2. Side yard bordering adjacent property, ten feet (10').
  3. Rear yard bordering adjacent property, ten feet (10').
  4. A six foot (6') block wall fence shall be erected along all side and rear property lines unless otherwise approved by the Planning Commission.
- J. Utilities Required: Each recreational vehicle parking space shall have connections available for water, sewer and electricity. All utility connections shall be located underground. Water and sewer plans shall be approved by the Big Plains Water and Sewer Special Service District and the Town's Public Works Department.
- K. Outdoor Living Space: Each recreational vehicle parking space shall be provided with a minimum of three hundred (300) square feet of "outdoor living" space located adjacent to the vehicle parking space. Said outdoor living space shall be maintained in a clean and weed free manner and shall be kept free from garbage or debris of any kind.
- L. Landscape Plan: A detailed landscape plan shall be submitted for each recreational vehicle park, and shall be approved by the Planning Commission.

#### **SECTION 10B-6: OTHER REQUIREMENTS**

- A. Perimeter Fence: Each Recreational Vehicle Park shall be fenced at the perimeter with a six foot (6') high block wall fence.
- B. Building Code; Permit: Installation of infrastructure and any Recreational Vehicle Park structures shall be done in conformance with the requirements of the current edition of the building code following approval of the building department, and the issuance of a building permit.

- C. Street Construction: All streets in a Recreational Vehicle Park shall be paved according to the construction standards of the Town and shall be bounded by curb and gutter.
- D. All lighting shall comply with ~~Title 28~~ Chapter 24 Outdoor Lighting Ordinance.
- E. No tents of any kind may be used in this zone, unless included in a planned development agreement.
- F. All Recreational Vehicle Parks shall require a full time (24/7) on-site manager, who shall be responsible for ensuring compliance with the rules and regulations of the Town and safety of the property.
- G. A Recreational Vehicle Park and Tiny Home or Cabin Park may be combined in one park, and the minimum size of park may be smaller than 10 acres with details of such mixed zoning and park size variations being outlined in a Development Agreement.

#### **SECTION 10B-7: SUBDIVISION REQUIREMENTS**

*If the Recreational Vehicle Park is not intended to be in a single ownership, rather intended to be sold as individual lots, the subdivision shall then be subject to all applicable requirements of the Town's subdivision ordinance.*

# APPLE VALLEY TOWN

## ORDINANCE #

AN ORDINANCE OF THE APPLE VALLEY TOWN COUNCIL, WASHINGTON COUNTY, UTAH, ADOPTING CHAPTER 31 OF THE APPLE VALLEY LAND USE ORDINANCES CREATING A CAMPING RESORT ZONING DISTRICT (“CRZ”) WITHIN THE TOWN AND FURTHER DESIGNATING AND REGULATING USES THEREIN.

### RECITALS

WHEREAS, Apple Valley Town (“Town”) is a municipal corporation duly organized and existing under the laws of the State of Utah, particularly Title 10 of the Utah Code.

WHEREAS, Apple Valley Town Council (“Town Council”) is both the Town’s governing body and Land Use Authority pursuant to Utah Code § 10- 9a- 101 *et seq.*

WHEREAS, the Town presently does not have a zone wherein RV Camping, Cabin camping and Tent Camping is allowed as either a permitted or conditional use.

WHEREAS, because the Town is located within the corridor leading up to main entrance of Gooseberry mountain bike area and Zion’s National Park which receives thousands of visitors each year, the Town Council has determined that there is a need and a benefit to allowing this type of lodging within the Town on a highly regulated basis.

WHEREAS, the Town Council has further determined that the creation of a specialized zoning district which specifically allows such uses, yet regulates their location, scope and effect on residences and businesses is the best way to authorize such uses on a limited and regulated basis.

### ORDINANCE

NOW, THEREFORE, BE IT ORDAINED by the Town Council of Apple Valley, Washington County, State of Utah, as follows:

1. Addition of Chapter 31, Camping Resort Zone (CRZ);

#### *CHAPTER 31 CAMPING RESORT ZONE (CRZ)*

##### **31.1. PURPOSE.**

The purpose of the Camping Resort Zone is to:

- 31.1.1.** allow for and regulate the development of tourist-based outdoor camping and recreation uses in appropriate locations while preserving and enhancing the unique visual quality and rural character of the town of Apple Valley and
- 31.1.2.** locate camping and recreation uses where such uses will not negatively impact
- 31.1.3.** allow for the development of buildings while requiring designs that are compatible with the surrounding landscape; and

- 31.1.4.** protect scenic views and minimize visual impacts in the entrance corridor to the town, which provides the first impression of the town and Zion Canyon for many visitors; and
- 31.1.5.** encourage the preservation of significant natural and historically agricultural landscape and open space, and minimize site disturbance; and
- 31.1.6.** protect the values, beauty and heritage of the area in physical appearance, quality of design and interrelationship of land use and development and thus serve as a valuable asset and benefit for the entire community; and
- 31.1.7.** enhance general property values within the Town of Apple Valley; and
- 31.1.8.** promote the economic well-being of the Town through the generation of room and resort taxes; and
- 31.1.9** mitigate, to the greatest extent possible, a campground's adverse visual, light, and noise impacts through the Conditional Use Permit process to protect the characteristics and values of adjoining properties, especially established residential neighborhoods.

## **31.2. GENERAL.**

The Town of Apple Valley is located in a corridor near Gooseberry Mountain bike trails and Zion Park which receives millions of visitors each year, and it is in the best interest of the Town of Apple Valley to have a zoning classification to carefully locate and accommodate camping and recreation uses.

### **31.2.1. DEVELOPMENT CHARACTERISTICS.**

The Camping Resort Zone shall be characterized by clean, low-- lit roads and recreational amenities, village scale development and buildings that reflect the rural character of Apple Valley. This zone is intended to provide for rustic lodging with support facilities and services, small-- scale commercial activities, outdoor recreation, and access to community trail systems. Development and its associated activities will be sustainable in nature, utilizing best practice methods of waste disposal, and longevity in quality and built form. Development controls and design guidelines, in conjunction with provisions of the General Plan and other ordinances will ensure that the zone provides for the social, economic and cultural well-- being of the wider community, while assisting in ecological enhancement and the seamless integration of the built and natural environment.

## **31.3. LOCATION AND SIZE.**

The location of the Camping Resort Zone shall be strictly limited by area and size within the Town of Apple Valley to balance this use with other desirable land uses and to minimize conflicts. The designation shall only be granted to parcels, or portions of parcels, which meet the following characteristics:

- 31.3.1.** The location is sufficiently separated from established residential neighborhoods to minimize adverse visual, light, and noise impacts. The Land Use Authority shall fully consider and give additional weight to comments from adjoining landowners when considering a proposal to a rezone land to the CRZ zone; and
- 31.3.2.** Vegetation and topography serve to buffer a project from impacting important scenic view sheds; and **31.3.3.** The location shall give a project access directly to SR-- 9 or to an existing, non-residential, arterial street; and
- 31.3.4.** Totals no less than 10 acres.
- 31.3.5.** The parcel, shall be under one (1) ownership,
- 31.3.6.** The location is in harmony with the General Plan once it has been revised. when the CRZ is a possible zone.

#### **31.4. PERMITTED USES.**

There are no permitted uses in the Camping Resort Zone. All uses are by Conditional Use Permit.

#### **31.5. CONDITIONAL USES.**

The approval for any project and the continuing use of the property shall be subject to a Conditional Use Permit. Refer to VULU Chapter 8 for procedure. The conditionally permitted uses in the Camping Resort Zone are:

- 31.5.1.** Campground
- 31.5.2.** Cabin rentals
- 31.5.3.** Club house
- 31.5.4.** Parks and Playgrounds (incident to CRZ uses)
- 31.5.5.** Retail Sales (incident to CRZ uses)
- 31.5.6.** Recreation facilities for guests
- 31.5.7.** Campground Restaurant
- 31.5.8.** Service Station (Incident to CRZ uses) Standards to be created in the future.
- 31.5.9.** Limited Commercial Habitation (per Chapter 8, Sections 8.11 and 8.12)

#### **31.6. CAMPGROUNDS AS LODGING FACILITIES**

All Campgrounds are considered lodging facilities for tourists and are subject to the Transient Room Tax as well as all of the constraints found in 8.13.3 et. Seq.

## **31.7. APPLICATION PROCESS**

- 31.7.1.** An application for a Conditional Use Permit shall be made to the Apple Valley Town Planning and Zoning Commission pursuant to Chapter 8.3.1 of this Ordinance.
- 31.7.2.** Campgrounds shall be designed by a licensed architect, landscape architect, engineer, or professional land use planner. All structures shall be permanent structures meeting International Building Code and Apple Valley Town code requirements. All drawings for buildings, structures, grading, utility, drainage, irrigation, etc. plans shall be sealed and signed.
- 31.7.3.** The Development Plan submitted pursuant to Section 8.4 shall be drawn to scale not smaller than one inch (1") equal to fifty feet (50'). At least three (3) hard copies and one digital copy of the plans shall be submitted. The plans shall show:
- 31.7.3.A.** The existing and proposed topography of the site, when required by the Planning and Zoning Commission, represented by contours shown at not greater than two foot (2') intervals.
- 31.7.3.B.** The proposed vehicle circulation layout and recreational vehicle, travel trailer, campground, and/or cabin park space pad layout, including points of ingress and egress as required and approved by UDOT (when connecting to a UDOT road).
- 31.7.3.C.** Proposed locations for all uses included but not limited to: playgrounds, restaurants, cabins, clubhouse, check-in building, retail sales, service station, and common recreational areas.
- 31.7.3.D.** Tabulations showing the percent of area to be devoted to parks, playgrounds and communal recreational areas, the number of recreational vehicles, travel trailers, campsites, and/or cabin park spaces, and the total area to be developed.
- 31.7.3.E.** Proposed location, number, and design of parking spaces for each proposed use (see 31.9.2 Circulation and Parking).
- 31.7.3.F.** Generalized landscaping and utility plan, including location of water, sewer, electricity, gas lines, and fire hydrants as per The International Fire Code.
- 31.7.3.G.** The Washington County Water Conservancy District's (WCWCD) approval of the engineering study pursuant to Section 13 of Apple Valley Town's Water Service Agreement with the WCWCD.
- 31.7.3.H.** Proof that the land to be developed is under one (1) legal ownership.
- 31.7.3.I.** Any other reasonable data (according to Apple Valley Town's attorney) that becomes necessary during the process of application review by the Zoning Administrator and the Planning Commission.

- 31.7.4.** The applicant for a Campground shall pay to the Town of Apple Valley at the time of application an inspection and review fee, as required by the Town Fee Schedule. All other fees are due prior to beginning construction.
- 31.7.5.** Applications shall be in writing, reviewed by Apple Valley Town's attorney, if so required, (any associated attorney fees shall be paid by the applicant), and then submitted to the Zoning Administrator. The Planning Commission and Apple Valley Town Council shall review the application at its regularly scheduled meetings. Once a complete application has been received by the Zoning Administrator and recommendation is made by the Planning Commission, the Town Council will review the application for approval, approval with conditions or denial within three (3) months unless holidays or unexpected circumstances intervene.
- 31.7.6.** Applications will not be considered complete and ready for approval review until all application information is submitted.
- 31.7.7.** For multiple phase projects, the applicant must have at least the first phase of the project completed and ready for occupancy before beginning subsequent phases.

### **31.8. GENERAL PROVISIONS FOR CAMPGROUNDS**

- 31.8.1.** The owner(s) of any Campground in Apple Valley Town that is built and/or regulated by these provisions shall provide a copy of the standards set forth in this Section (31.8) to all occupants who are tenants.
- 31.8.2.** Campground spaces shall not be occupied or otherwise used by any individual(s) for more than 180 days in a one (1) year period beginning at the initial date of occupancy. Nor shall cumulative occupancy by such person(s) of different spaces within the same Campground exceed a total of 180 days in one (1) year period.
- 31.8.3.** The occupants of an RV site may have only one (1) other vehicle in addition to the self-propelled recreational vehicle or travel trailer and necessary tow vehicle.
- 31.8.4.** A campground manager must be on duty within the park at all times. All Campground managers shall maintain a patrons log consisting of names, dates of occupancy and number of spaces. Patron logs shall be made available to code enforcement officers at their request.
- 31.8.5.** Animals traveling with campers shall not be allowed to run loose. Pets shall be kept inside an RV, travel trailer, tent or cabin, tethered or otherwise confined within their site, or on a leash at all times.
- 31.8.6.** "Quiet time" shall be observed nightly between the hours of 10:00 P.M. and 7:00 AM.

### **31.9. CAMPGROUND STANDARDS**

**31.9.1. GENERAL SITE DESIGN STANDARDS.**

- 31.9.1.A.** Campgrounds shall not consist of more than an average of ten (10) units (RV sites, tent sites or cabins) per acre. The total number of spaces shall not exceed the number permitted by a development yield analysis subject to 8.13.3D. Units may be clustered.
- 31.9.1.B.** Utah Administrative Code R392--- 301 'Recreational Vehicle Park Sanitation' applies to all Campgrounds.
- 31.9.1.C.** Campgrounds shall provide a communal solid--- waste receptacle area(s). Container(s) shall be fitted with a tight fitting lid(s). Container(s) shall be located in an area screened from public view by an enclosure with a solid wall structure with a closable gate. The enclosure shall be designed to prevent littering. Enclosures of chain-link fencing are prohibited.
- 31.9.1.D.** Campground s shall be responsible for the regular and proper collection and disposal of all refuse, garbage, and litter accumulated within the Campground. Collection shall be no less than once a week.
- 31.9.1.E.** To meet the purposes of this Chapter, in particular the purposes of Section 31.1.9, all exterior boundaries shall be sufficiently screened from surrounding uses by privacy walls, fences, or landscaped buffers, or a combination thereof. Because each location presents unique opportunities and challenges, required screening details shall be determined on a project by project basis and incorporated into the Conditional Use Permit. Integration with the community and adjoining landscape is preferred over the construction of a fully enclosed compound. Privacy walls and fences shall not exceed six feet (6') tall. The use of shorter walls, landscaping, decorative barriers, or three-rail type fence are encouraged in appropriate locations to maintain the town's rural character and scenic views.
- 31.9.1.F.** Setbacks. A minimum fifty foot (50') setback/landscaped buffer along any property boundary that is adjacent to a public street right-of-way shall be required. To meet the purposes of this Chapter, in particular the purposes of Section 31.1.9, an adequate setback/landscaped buffer along property boundaries which border on residential zones shall be required. Because each location presents unique opportunities and challenges, required setbacks shall be determined on a project by project basis and incorporated into the Conditional Use Permit. Typically, setbacks from residential zones would not be less than fifty feet (50'), the minimum setback in any other circumstance is thirty feet (30'). The Public trails may be located within required setbacks/buffers. All structures proposed within the 100 year flood plain must be designed to meet current and applicable Town and State standards.

**31.9.2. CIRCULATION AND PARKING.**

**31.9.2.A.** Campgrounds shall provide streets in such a pattern as to provide convenient and safe traffic circulation and emergency access within the Campground. Streets shall be built to the following standards:

**31.9.2.A.i.** Two-way streets shall be a minimum of twenty four feet (24') wide. One-way streets shall be a minimum of eighteen feet (18') wide.

**31.9.2.A.ii.** All roads shall be paved. Roads shall be constructed to Town standards and shall be provided with concrete curb and gutter. Curb and gutter may be a roll curb or two foot (2') modified type to provide convenient access to trailer sites.

**31.9.2.A.iii.** Traditional street lighting is prohibited to protect night sky requirements and minimize impacts to neighboring uses. Low lighting less than 1,500 lumens, fully shielded and not more than three feet (3') in height is recommended and should be kept to a minimum. (See VULU 4.20 for definitions and guidelines).

**31.9.2.A.iv.** All Campgrounds shall have direct access to SR 9 or an arterial street such as Main Street for all ingress, egress, and emergency services. Campgrounds shall not be accessed from residential streets. If no secondary access is possible (as may be required by Fire Code), a blocked emergency exit may be permitted to connect to a residential street only if such access is permanently restricted in a legally binding agreement recorded against the property.

**31.9.2.A.v.** Campgrounds shall have separate ingress and egress as required by The International Fire Code, Chapter 503 and the National Fire Protection Association 1194.

**31.9.2.B.** On street parking is prohibited.

**31.9.2.C.** A parking space with unencumbered dimensions of not less than nine feet (9') in width and twenty feet (20') in length for automobiles shall be provided for each site. Individual RV sites shall incorporate required parking into the site; tent sites and cabin sites may either provide required parking within a site, or provide required parking in a separate detached lot to provide a more rustic experience for guests.

**31.9.2.D.** Each site shall provide sufficient parking and maneuvering space so that the parking, loading, or maneuvering of trailers incidental to parking shall not necessitate the use of any public street, sidewalk, right-of-way, or any private grounds not part of the Campground area.

**31.9.2.E.** Campgrounds shall provide guest parking at a minimum ratio of one (1) parking space per five (5) sites and one (1) parking space per employee on duty (Ch. 8.13.3B Parking) in addition to the individual on-site spaces required above. Additional parking spaces shall not be provided on interior roads. During a CUP review if the Town determines additional parking is required because of project specific amenity use, it may do so.

**31.9.3. UTILITIES.**

**31.9.3.A.** Campgrounds shall be connected to Town of Apple Valley municipal facilities and a local power company. All utility distribution facilities, including television antenna service lines, shall be installed underground. The owner shall make arrangements with each of the utility providers for installation of said facilities. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other necessary appurtenances to underground facilities may be placed above ground.

**31.9.3.B.** Campgrounds shall provide adequate water supply hookups to each unit/site, with the exception of tent and cabin sites. Water will be made available for all tent and cabin sites within a reasonable walking distance. All water supply lines shall be installed with an approved backflow prevention device per code.

**31.9.3.C.** Campgrounds shall provide waste-water system hook-ups to all individual units/sites, with the exception of tent and cabin sites.

**31.9.3.D.** All RV units/sites shall provide waste-water disposal provisions including a sanitary dumping station for Campground users. If it is not possible to connect to a public waste-water system, the Campground is required to provide a treatment system subject to the Department of Environmental Quality (DEQ) / Southern Utah Public Health Department rules, regulations and approvals and Big Plains Special Service District.

**31.9.3.E.** In compliance with subsection 13 – Groundwater Protection of Apple Valley Town's Water Service Agreement with the Washington County Water Conservancy District (WCWCD), Apple Valley's Land Use Authority (LUA) shall not approve Campgrounds which will contribute to septic sanitation greater than the equivalent of one dwelling per acre overall.

**31.9.3.F.** Campgrounds shall ensure waste-water treatment systems are functioning at acceptable levels and shall follow the rules, regulations, and requirements for maintenance of the wastewater treatment system according to the Department of Environmental Quality (DEQ) including submitting any required sampling of effluent to the DEQ or to the Southwest Public Health Department for analysis.

**31.9.3.G.** Traditional septic systems are prohibited in Campgrounds.

**31.9.3.H.** Campgrounds shall provide electrical outlets of appropriate voltage to all individual units/sites. Install electrical service underground in compliance with applicable codes utilizing approved connectors.

**31.9.4. LANDSCAPING AND RECREATION AMENITIES.**

**31.9.4.A.** The following minimum landscape requirements shall apply to Campgrounds:

**31.9.4.A.i.** All open areas except driveways, parking areas, walking ways, utility areas, or patios shall be maintained with landscaping in accordance with a detailed landscaping plan to be approved in conjunction with issuance of a Conditional Use Permit.

**31.9.4.A.ii.** A minimum of one (1) tree shall be planted and maintained for each unit/site.

**31.9.4.A.iii.** Properties fronting on public roads shall have a minimum 50 foot (50') landscaped and irrigated buffer between the road right-of-way and development. A continuous public trail (consistent with the design approved by the Planning commission shall be provided within this buffer. A minimum ten foot (10') landscaped park strip is required between the road right-of-way and the trail for safety of trail users. A minimum of three trees are required every 30 linear feet along the frontage within the 50' buffer area. Trees may be clustered.

**31.9.4.A.iv.** Use of invasive plant and tree species is prohibited.

**31.9.4.A.v.** Required trees shall be a minimum two inch (2") caliper.

**31.9.4.A.vi.** All landscaped areas shall be maintained free of weeds and debris.

**31.9.4.A.vii.** An applicant may propose a landscaping plan utilizing water-efficient elements and plant species. The Planning and Zoning Commission may approve such a plan if the proposed landscaping and topography effectively buffer the Campground visually, aesthetically, and audibly from adjoining properties and public roads.

**31.9.4.B.** To meet the purposes of this Chapter, in particular the purposes of Section 31.1.6, the following recreation amenity requirements shall apply to Campgrounds: Campgrounds shall provide adequate and convenient common recreational/open space(s) to give guests safe areas for children and adults to recreate, relax, and play. Campground streets are not considered a safe place for recreation.

Because each location presents unique opportunities and challenges, required ratios of amenity areas to lodging (RV, Cabin, and Tent) sites shall be determined on a project by project basis and incorporated into the Conditional Use Permit. Typically, campgrounds shall provide a minimum of four-hundred (400) square feet per recreational vehicle site and cabin site as common recreational/open space. (Tent sites are not included in this calculation, to encourage a project to increase the number of tent sites provided.) This can be achieved through a combination of multiple recreational spaces. Public or private streets, storage areas, service buildings, other paved areas, and exterior boundary landscaping shall not be included in calculating the communal recreational space requirement. Recreational structures may be included in the calculation.

**31.9.5. INDIVIDUAL SITE DESIGN STANDARDS.**

- 31.9.5.A.** Each unit/site shall be plainly marked and numbered for identification and shall meet all requirements of this Chapter.
- 31.9.5.B.** Each site shall have an area of not less than one thousand (1,000) square feet
- 31.9.5.C.** RVs or trailers shall be separated from each other and from other structures by at least twenty feet (20'). Any accessory such as attached awnings or steps, for the purposes of this separation requirement, shall be considered part of the RV or trailer. The ability to accommodate a variety of RV's is strongly encouraged.
- 31.9.5.D.** RV site pads and accessory amenities (e.g. picnic tables, shade structures, barbecue pits, etc.) shall not cover more than sixty-- six percent (66%) of a site. The remainder of the site shall be landscaped.
- 31.9.5.E.** No more than one (1) RV or trailer shall be placed on an individual site.
- 31.9.5.F.** Walls and fences on individual sites shall not exceed two feet (2') in height.
- 31.9.5.G. Storage.** There shall be no open storage of personal belongings within a site, nor shall there be an accessory building, shed, or cabinet placed upon or erected upon any site.
- 31.9.5.H. Fuel Tanks.** All fuel tanks maintained within an RV site shall be securely mounted upon or attached to the RV or trailer which they serve. No accessory, freestanding fuel tanks shall be permitted in individual sites, except that one (1) such tank no larger than fifty (50) gallons may be approved by the Zoning Administrator during

the period from November 1 to February 31 in locations specifically approved.

**31.9.5.I. Removal of Wheels.** Removal of axles, wheels, or tires from a travel trailer or recreational vehicle located within the Campground, except for emergency and/or temporary removal for repairs is prohibited.

**31.9.5.J. Mail Boxes.** Separate mail boxes, street address designations, or other similar accessories which could give the appearance of permanence to occupants of a travel trailer site are prohibited.

### **31.9.6. ACCESSORY FACILITIES.**

**31.9.6.A. Office.** Campgrounds shall include a permanent building for office use. The building may include a one--- family dwelling for the exclusive use of the owner or an employee, and that individual's immediate family.

**31.9.6.B. Laundry Room.** Campgrounds shall have one (1) or more laundry rooms. Laundry drying lines are prohibited. Campgrounds shall include a minimum of one (1) washer and one (1) dryer. Additional units of one (1) washer and one (1) dryer per 16 units are required.

**31.9.6.C. Restroom and Shower Facilities. Communal restrooms, including toilets,** showers, and lavatories, shall be provided to conveniently and adequately serve all units/sites. Minimum facility to equal: one (1) shower per Ten (10) sites, one (1) lavatory per six (6) sites and one (1) toilet per eight (8) sites.

### **31.9.7. NON-TRADITIONAL CAMPGROUNDS.**

Non-traditional campgrounds that utilize creative designs for cabins and sleeping quarters, and incorporate other desirable facilities for meetings, weddings, or the like are gaining in popularity. Commonly referred to as "Glamping," these facilities provide "glamorous camping" experiences as an alternative to more traditional lodging. In order to accommodate projects of this nature that are consistent with the purposes of this Chapter, the Apple Valley Town Council may enter into a development agreement, following Planning commission review, findings, and recommendation of a Conditional Use Permit Application, which governs unforeseen design considerations that are not addressed or otherwise permitted herein.

### **31.10 PROHIBITED USES.**

All uses not listed as permitted or conditional shall be deemed prohibited. Recreational facilities developed in conjunction with a campground shall be of the size and scale that are clearly amenities for the guests of the business, are secondary, and are not designed to attract customers who are lodged elsewhere. Proposed amenities will be reviewed during the CUP application process; recreational or entertainment facilities that are not allowed elsewhere within

the Town of Apple Valley, including zip lines, full-scale golf courses, water slides, and similar facilities are prohibited in the Camping Resort Zone.

**31.8 FLOODPLAIN PROTECTION.**

Campgrounds proposed to be located wholly or in part within a 100- year floodplain shall comply with all provisions of VULU Chapter 11 to protect Town residents and visitors from hazards that might be detrimental to their health, safety, and general welfare, and to protect properties located both up and downstream from increased risk of flooding.

- 2. Repealer: This Ordinance supersedes or repeals the provisions of any ordinance, resolution that are inconsistent with the provisions of this Ordinance.
- 3. Savings Clause: If any provision or clause in this Ordinance or the application thereof to any person or entity or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other sections, provisions, clauses, or applications hereof which can be implemented without the invalid provision, clause, or application hereof, and to this end the provisions and clauses of this Ordinance are declared to be severable.
- 4. Effective Date: This Ordinance shall become effective immediately upon adoption by the Apple Valley Town Council.

ADOPTED AND ORDAINED BY THE APPLE VALLEY TOWN COUNCIL this \_\_\_\_ day of \_\_\_\_, 20\_\_ based upon the following vote:

Council Member:

Trevor Black	AYE__	NAY__
Paul Edwardsen	AYE__	NAY__
Debbie Kopp	AYE__	NAY__
Mike McLaughlin	AYE__	NAY__

ATTEST:

---

Robert Campbell, Mayor

---

Town Clerk/Recorder

**Backup material for agenda item:**

Miles Mark Development with Preliminary Site Plan Review.

Preliminary Site Plan Review for:  
Miles Mark

1. Current Town Policy does not allow any new subdivision in this part of Apple Valley without a second Highway 59 access being added.
2. Property needs to receive a Zone Change (Suggest RE-5) since without a second access this property would not be allowed to have more than 12 lots. 18 Lots already exists on Rome Way from Golden Delicious.
3. Part of the property is affected by the Hillside Ordinance, so that ordinance must be followed in developing this parcel.
4. The property has no direct access to Rome Way as required by our ordinance.
5. The 5 lots show no required access to Rome Way.
6. The proposed road design and improvements does not meet Town Design Standards.
7. A Water system/Storage tanks, needs to be installed with the correct minimum pressures for the home and fire hydrants, including the needed generators etc. as outlined in section 25 of the Fire Code.
8. Septic testing should be done on each lot to determine if it's actually possible to have septic tanks on the lot.
9. Max. 18 lots without a second access from the property as outlined above.
10. These are the preliminary but NOT all inclusive comments.

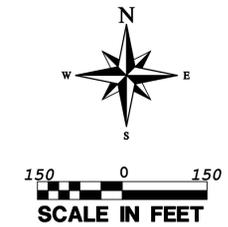
# PRELIMINARY PLAT FOR: MILES MARK

LOCATED IN APPLE VALLEY,  
WASHINGTON COUNTY, UTAH

PRELIMINARY PLAT FIGURES  
LAND= 66 ACRES  
LOTS VARY FROM 3.43 TO GREATER THAN 10.80 ACRE.  
UNITS= 12

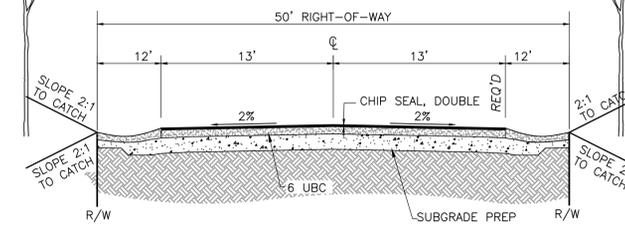
### EXISTING & PROPOSED ZONING

Parcel #	Current Zoning	Proposed Zoning
AV-1319-A	OST/OSC	SF-1.0



### LEGEND

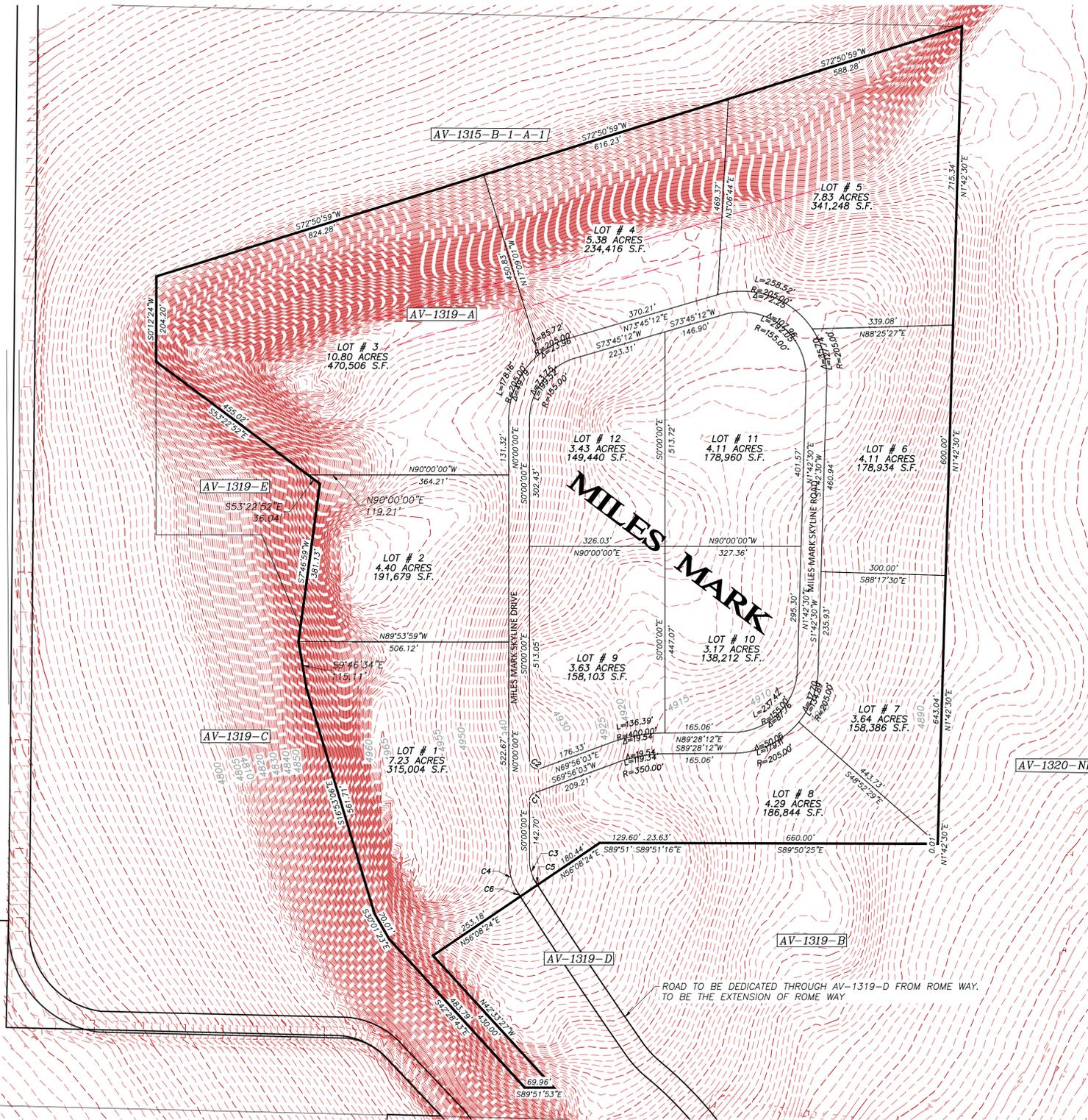
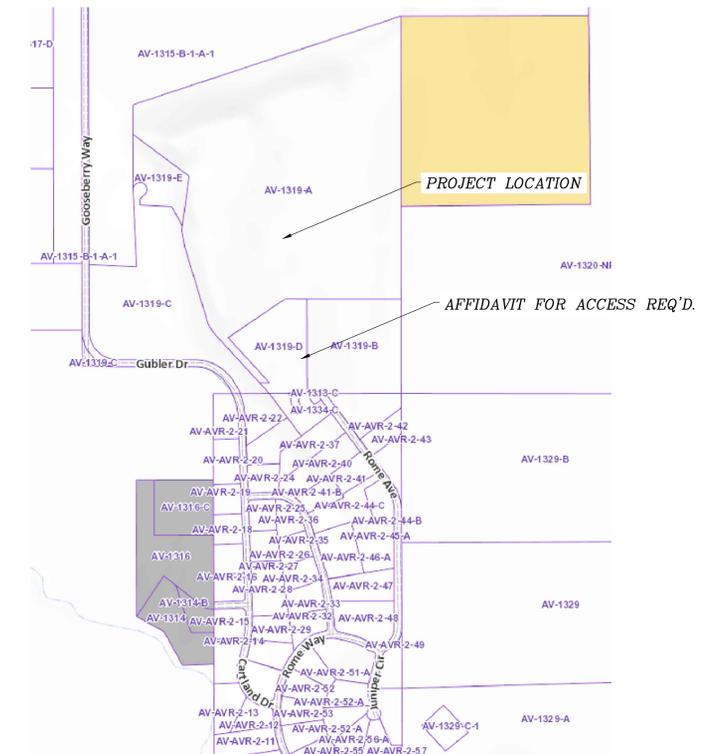
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED



TYPICAL SECTION

### LEGAL DESCRIPTION

ALL OF PARCEL # AV-1319-A  
S: 19 T: 42S R: 11W BEG N 0°04'54" W 660 FT ALG SEC/L FM SECOR SEC 19 T42S R11W TH N 89°59'43" W 660 FT; TH S 0°04'54" E 660 FT TO S LN; TH N 89°59'43" W 265.66 FT ALG SEC/L; TH N42°41'51" W 582.977 FT; TH N 30°10'41" W 70.01 FT; TH N 17° W 561.691 FT; TH N 09°53'02" W 115.299 FT; TH N 07°40' E 380.775 FT; TH N 53°30' W 491.246 FT; TH N0°05'25" W 204.755 FT; TH N 71°45'53" E1980.339 FT TO E1/4 COR; TH S 0°04'54" E1973.81 FT ALG SEC/L TO POB LESS: BEGINNING AT A POINT ALONG THE SECTION LINE 42 SOUTH, RANGE 11 WEST, SLB&M, AND RUNNING THENCE NORTH 00° 05' 48" WEST 660.0 FEET; THENCE SOUTH 89° 59' 23" WEST 153.23 FEET; THENCE SOUTH 55° 59' 06" WEST 483.63 FEET; THENCE SOUTH 42° 42' 45" EAST 430.03 FEET; THENCE SOUTH 89° 58' 49" WEST A DISTANCE OF 69.96 FEET; THENCE SOUTH 42° 42' 45" EAST 100.00 FEET; THENCE NORTH 89° 59' 23" EAST ALONG THE SECTION LINE 265.66 FEET MORE OR LESS TO THE POB.



NO	REVISIONS	DATE	BY

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84751  
Phone: (435) 866-6581



PRELIMINARY PLAT FOR:  
**MILES MARK**  
LOCATED IN APPLE VALLEY, UTAH  
WASHINGTON COUNTY, UTAH

DATE: 12/19/2018  
SCALE: 1"=150'  
JOB NO:  
276-013  
SHEET NO:  
**1 OF 1**

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Miles Mark  
Preliminary Plat Review

Miles Mark is a 12-lot subdivision located at the extreme end of the proposed new Rome Avenue. It is more particularly described as Parcel AV-1319-A and consists of 66 acres. The current zoning is OST/OSC, which currently only allows for farm buildings, farming operations, livestock grazing, undeveloped land, trails, etc.

Pursuant to section 11-1-6, the town shall determine if the proposed subdivision is consistent with current zoning of the property. It is quite clear that the requested subdivision is not consistent with the current zoning and as a result a zone change to an appropriate zone will first need to be accomplished.

As stated on the preliminary plat, the requested new zoning is SF-1.0 or single family 1 acre.

Based on the assumption that the required zone change will take place a review of the plat based on SF-1.0 is as follows:

1. There is no dedicated access to this parcel. It would appear that the logical access would be an extension of Rome Avenue. A traffic study needs to be done to determine the size of this extension. There is property between this parcel and existing Rome Avenue which could be developed and as a result the travel demand on this roadway needs to be determined. Rome Avenue needs to be dedicated to the property. **WE ARE WILLING TO WORK WITH THE TOWN MAKE ALL ACCESSIBLE ROUTES WORK. THE DEDICATION FOR THIS PROPERTY WILL HAPPEN DURING THE PRELIMINARY PLAT PROCESS.**
2. A water model showing the estimated pressure and flow of culinary water at the farthest fire hydrant needs to be done to insure sufficient flow and pressure to subdivision. **WILLING TO COMPLETE WATER MODEL.**
3. The road cross-section shown on the plat does not meet any specification for roads in Apple Valley. This will need to be addressed. **WE REQUEST AS AN ALTERNATIVE, THE TYPICAL SECTION SUBMITTED.**
4. The lot dimensions, lot frontage, and lot acreage all appear to be within acceptable parameters for the zone requested. **OK.**
5. A plan for drainage in and from the subdivision will need to be developed. **THIS WILL BE DONE DURING PRELIMINARY PLAT PROCESS..**
6. Due to the length of Rome Avenue, a second access needs to be provided. This should be a requirement of the local fire jurisdiction. **WILLING TO WORK WITH THE TOWN ON SECOND ACCESS. ROUTE WILL BE SHOWN DURING PRELIMINARY PLAT PROCESS.**

7. For future expansion, a point of connectivity between Miles Mark and property to the east should be considered. A possible stub road between lots 6 and 7 could be a consideration. **WE PROPOSE THE STUB ROAD TO BE THROUGH LOT 8.**
8. The plat should be reviewed by a licensed surveyor to make sure the legal descriptions close and the verbiage is correct. **NO PROBLEM. WE HAVE A LICENSED SURVEYOR ON STAFF. PLUS TOWN ENGINEER'S SURVEYOR WILL CHECK TOO.**
9. Any un-buildable area on each lot should be identified, mainly steep slopes and any geologic hazards should also be noted. **WE ARE CREATING A 75 FOOT SETBACK FROM THE FACE OF THE LEDGE.**

In conclusion, this property must be re-zoned to an appropriate zoning designation to accommodate a residential subdivision. Rome Avenue needs to be dedicated as a city street to provide legal access to the property. All utility concerns need to be addressed (usually during construction plans), the local fire jurisdiction needs to look at second access to this parcel, and a possible connection for future growth needs to be explored. **NO PROBLEM. WILLING TO DO ALL THIS.**

**Backup material for agenda item:**

Preliminary Site Plan Review for Redstone Development.

Preliminary Site Plan Review for:  
RED STONE

1. Current Town Policy does not allow any new subdivision without a Safe access off Highway 59 as defined in Town Policies for Development.
2. There is only one way in to all of this development, so the maximum allowed lots are 30 until a second access is available as per fire code.
3. Access to the Canaan Mountain Wilderness areas must be included where the existing roads show them, or other access arranged.
4. The plan show a road right through BLM. Please provide proof of the possibility of this, or other access between the properties.
5. At all intersections the roads must be stubbed out for adjacent property to be able to connect to the road.
6. The proposed road design and improvements must all meet Town Design Standards.
7. A Water system/Storage tanks, needs to be installed with the correct minimum pressures for the home and fire hydrants, including the needed generators etc. as outlined in section 25 of the Fire Code.
8. Septic testing should be done to determine if it's actually possible to have septic tanks on the lots.
9. The Main roads should be collector roads with no direct driveway access
10. Town master planned roads must be integrated into the plans.
11. These are the preliminary but NOT all inclusive comments.

# PRELIMINARY PLAT FOR: REDSTONE

LOCATED IN APPLE VALLEY,  
WASHINGTON COUNTY, UTAH

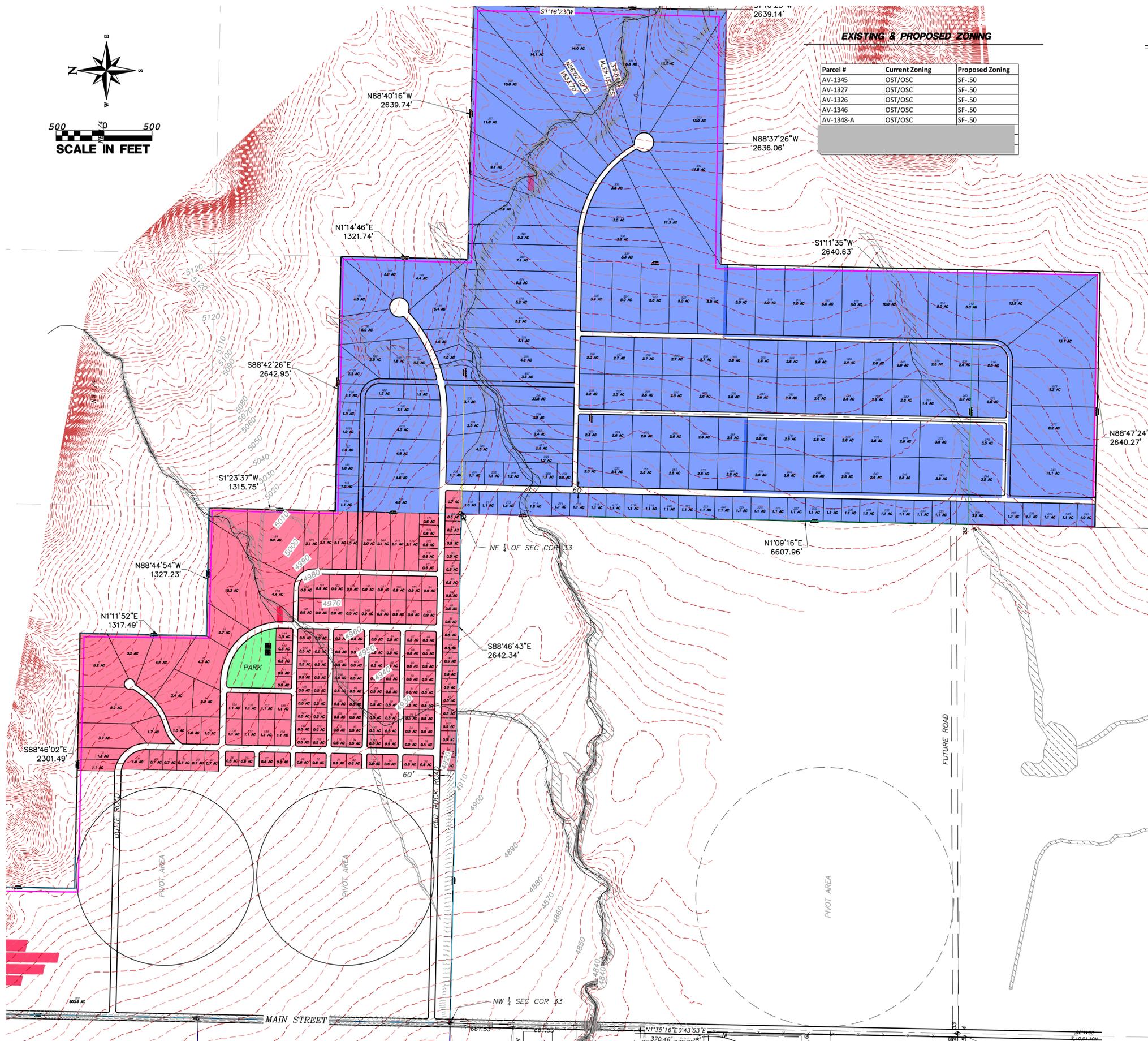
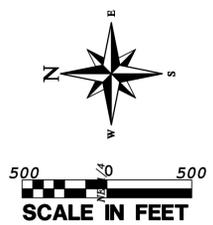
PRELIMINARY PLAT FIGURES  
LOTS = 341  
TOTAL ACRES = 794.7

## LEGEND

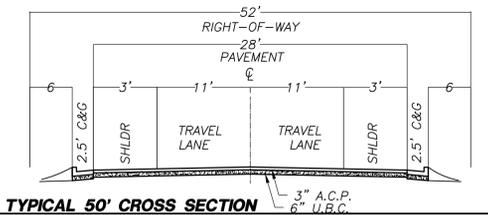
—	PROPERTY LINE	■	CHURCH
—	ADJACENT PROPERTY LINE	■	OPEN SPACE
—	PROPOSED TRAIL	■	0.5 ACRE LOTS
—	SECTION LINE	■	> 1 ACRE LOTS
—	SECTION CORNER AS DESCRIBED	■	COMMERCIAL LOTS
—	EXISTING WASH		

### EXISTING & PROPOSED ZONING

Parcel #	Current Zoning	Proposed Zoning
AV-1345	OST/OSC	SF-.50
AV-1327	OST/OSC	SF-.50
AV-1326	OST/OSC	SF-.50
AV-1346	OST/OSC	SF-.50
AV-1348-A	OST/OSC	SF-.50

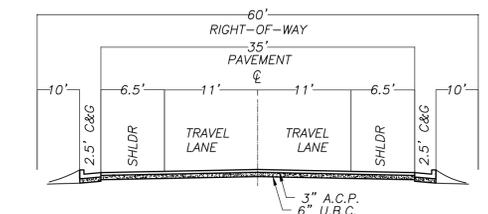


WE PROPOSE THIS AS AN ALTERNATIVE:



**TYPICAL 50' CROSS SECTION**  
N.T.S.

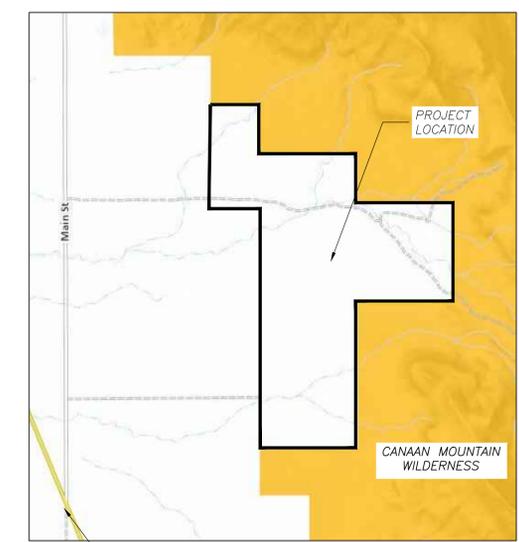
WE PROPOSE THIS AS AN ALTERNATIVE:



**TYPICAL 60' CROSS SECTION**  
N.T.S.

### LEGAL DESCRIPTION

ALL OF PARCEL #AV-1326, AV-1326, AV-1346,  
AV-1348-A & EAST PART OF AV-1347



NO.	REVISIONS	DESCRIPTION	DATE	BY

**PROVALUE ENGINEERING, INC.**  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Parrish, Utah 84057  
Phone: (435) 890-3127 CHAD HILL



PRELIMINARY PLAT FOR:  
**REDSTONE**  
T425 RIU SECTIONS 28, 27, AND 34  
LOCATED IN APPLE VALLEY, UTAH  
WASHINGTON COUNTY, UTAH

DATE: 1/4/2013  
SCALE: 1"=500'  
JOB NO:  
276-013  
SHEET NO:  
**1 OF 1**

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Redstone Subdivision  
Conceptual Plan Review

Redstone is a proposed subdivision consisting of 794.7 acres with 341 residential lots of various sizes. The property is currently zoned OST/OSC. The property is situated east of Main Street and lies north of State Road 59.

Technical:

1. The drawing does not represent the purported parcels i.e.: AV-13456, AV-1326, AV-1346, AV-1348-A, AV-1348-B, AV-1349 and AV-1359. **FIXED**
2. The existing and proposed zoning chart does not correlate to the drawing. **FIXED.**
3. Will need to be appropriately zoned. **ZONE CHANGE WILL BE APPLIED FOR.**

Review Comments:

1. There is no legal access to the property. Dedicated city streets would be needed to connect the property to Main Street. Is Main Street a dedicated street? **MAIN STREET IS A DEDICATED STREET BACK IN THE DAY WITH THE COUNTY.**
2. Improvements to Main Street will be required due to increased traffic. **CONSTRUCTION DRAWINGS WILL PROPOSE IMPROVEMENTS TO MAIN STREET IN FRONT OF PARCEL AV-1327.**
3. Intersection improvements at SR-59 may be required. **OWNER IS WILLING TO ENTER INTO AN AGREEMENT WITH TOWN TO PAY HIS PORTION FOR THE ROAD.**
4. A traffic study needs to be completed. **THE OWNER IS WILLING TO PAY FOR A TRAFFIC STUDY IN THE SAME WAY AS #3 FOR HIS PORTION ONLY.**
5. The drawing shows two proposed roads and a third road would need to be added to provide 2<sup>nd</sup> access to the large lots. Red Rock Road will need to be a 70-foot minor collector street. **LARGE LOTS DO HAVE LOOPED ROADS AND EACH CUL DE SAC WILL BE CHANGED TO LESS THAN 800 FEET.**
6. Accesses need to meet the minimum spacing requirement of the IFC. **THE NEW 2018 IFC WILL BE FOLLOWED TO SUBMIT SPACING ON THE PRELIMINARY PLAT.**
7. Access to adjoining properties needs to be accommodated. **WILLING. ONE ROAD IS SHOW TO ACCOMMODATE THIS.**
8. Street intersections need to line up with each other. **WILLING TO FIX ONE ROAD THAT NEEDS IT ON THE PRELIMINARY PLAT.**
9. Cul-de-sacs need to be less than 800 feet in length. **WILLING.**
10. Street cross-sections need to meet the design standards for Apple Valley **WE REQUEST THE ALTERNATIVE SUBMITTED AND EQUALS THAT OF PREVIOUS APPLE VALLEY ROADS WITH CURB & GUTTER.**
11. The project will need to have a drainage study completed. **WILLING.**

12. It will need to provide for substantial off- site flows. **WASHES SHOWN, DRAINAGE STUDY WILL SHOW ALL CRITICAL AREAS.**
13. Due to the situation of the lots, curb, gutter and sidewalk will be required. **WE REQUEST CURB ONLY.**
14. A water study would need to be completed on this project. **WILLING.**
15. It will probably require a water storage tank to accommodate storage and fire flow. **WILLING TO DO THIS AND THE WATER STUDY WILL SHOW WHERE AND WHEN TO INSTALL ONE.**
16. All lots in subdivision need to meet the minimum lot requirements. It appears that lots on the cul-de-sacs do not have the appropriate street frontage. **ALL LOTS SHOWN ARE 100 FEET MIN. PLEASE ADVISE IF NEED BIGGER.**
17. This project should be required to provide sanitary sewer study to determine if a sanitary system is warranted. **WE HAVE A LETTER OKing THE SYSTEM FOR INDIVIDUAL SEPTIC SYSTEMS IF WE MEET REGULATION R317-4 ONSITE WASTEWATER SYSTEMS TABLE 1.1.**
  
18. All geotechnical hazards, along with a slope analysis should be completed. **THIS WILL BE SUBMITTED WITH THE PRELIMINARY PLAT.**

**Backup material for agenda item:**

Meeting Minutes for November 14, 2018.

**OPENING**

Chairperson Browning brought the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

**PRESENT**

Chairperson Browning  
Co-Chairperson Janet Prentice  
Commissioner Seese  
Commissioner Kuehne

Town Recorder Michelle Kinney

**EXCUSED**

Commissioner Wenn Jorgensen

**OTHERS**

Chief Zolg  
Mayor Marty Lisonbee  
Council Member Debbie Kopp  
Council Member McLaughlin  
Council Member Edwardsen  
Margie Ososki SW Mosquito Board  
Richard Ososki Code Enforcement

**Amendments to the Agenda:**

**MOTION:** Chairperson Browning motions to add to the agenda a casual discussion review of the draft of the General Plan .

**SECOND:** Commissioner Prentice

**VOTE:** Chairperson Browning called for a vote:

Commissioner Prentice -	Aye
Commissioner Seese -	Aye
Commissioner Kuehne-	Aye
Chairperson Browning -	Aye

The vote was unanimous and the motion carried.

Commissioner Seese comments that he would like to hear feedback from public on this map. Commissioner Seese also mentions a discussion with Frank Lindhardt where he suggested that we designate an RV recreational use zone.

Resident Bruce Hubrecht- Shares his thoughts on the area that is accessed by bubbling wells. He believes it is zoned in conflict with the original content of the general plan for that area. CCRs from 1988 require a minimum of 10 acres. Bruce would like to see that area stay more rural with 10 acre lots.

Chairperson Browning mentions that any CCR's are trumped by Town Ordinance.

Mayor Lisonbee: Asks Bruce what his feeling on the roads there in Bubbling Wells? Leave private, dedicate or pave. Bruce Hubrecht mentions he maintains 2 ½ miles of his own road that goes to his house seems he is the only one using it. He shares his thought that once that area is subdivided then we should upgrade roads. At which time he believes the town should improve the road and take on the maintenance of it.

Anthony Shapley: For the sake of not having a patchwork road would it be better to collect the money and have the road paved when the road is needed. Mayor Lisonbee expresses his concern that with inflation the cost of the road will be more when you go to make the improvements.

Chairperson Browning mentions they would like to have it on the website and encourages residents to jot down any questions and come to the public hearing when we have it.

Mary Kennedy: Shares her desire to see a key for the abbreviations. Commissioner Seese-Yes we will do that.

**TIME STAMP: 17:39**

**HEARING FOR ZONE CHANGE FROM RESIDENTIAL ZONE 5 ACRE TO OPEN SPACE TRANSITIONAL ZONE FOR AV-1377-C. OWNER MEGAN LEBARON AND CHRISTIAN HOLT. PROPERTY LOCATED ON THE CORNER OF 1820 E. 2000 S.**

**MOTION:** Chairperson Browning motions to open the hearing for this zone change from 5 Acre to Open Space Transition for AV-1377-C.

**SECOND:** Commissioner Kuehne

**VOTE:** Chairperson Browning called for a vote:

Commissioner Prentice -	Aye
Commissioner Seese -	Aye
Commissioner Kuehne-	Aye
Chairperson Browning -	Aye

The vote was unanimous and the motion carried.

**Public Hearing:**

Commissioner Kuehne points out that the general plan is residential.

Mayor Lisonbee: They have filed a complaint with the ombudsman because they would like to split the property. With OST they can split the lot so they don't have to do road improvements for the full 5 acre lot. It would be required only for the lot they build on. This allows them to build a house.

Commissioner Kuehne: Does state law allow this? Can Shaun put something in writing that we should allow this?

Discussion ensues about the legality of this and how this relates to our current ordinance.

Chairperson Browning shares her feeling that because the Town Attorney said this is fine then she has no problem moving forward with this.

Mayor Lisonbee has talked to the Town Attorney about the map plan. He mentioned that general plans don't lock into any specific parcel or number. It is what is close by and makes sense in relation to the bubble that flows over the property.

**MOTION:** Prentice motions to close the hearing.  
**SECOND:** Commissioner Seese  
**VOTE:** Chairperson Browning called for a vote:

Commissioner Prentice -	Aye
Commissioner Seese -	Aye
Commissioner Kuehne-	Nay
Chairperson Browning -	Aye

Motion carries with Commissioner Kuehne voting Nay.

**MOTION:** Commissioner Prentice motions to approve the zone change and send it off to the City Council on Residential Zone 5 Acre to Open Space Transitional for AV-1377–C motion to send to City Council and our Attorney  
**SECOND:** Chairperson Browning  
**VOTE:** Chairperson Browning called for a vote

Chairperson Browning-	Aye
Commissioner Prentice –	Aye
Commissioner Seese -	Aye
Commissioner Kuehne–	Nay

Motion carries with Commissioner Kuehne voting Nay.

### **HEARING FOR PROPOSED CHANGES TO PERMITTED USES FOR TITLE 10 CHAPTER 10-B SECTIONS 2 AND 3**

Chairperson Browning mentions this is to allow a shop in this zone that fits within the parameters of this zone. Add wording such as “Supporting business appropriate to the RV industry.”

**MOTION:** Chairperson Browning Moves to open the hearing to discuss changes to permitted uses for title 10 chapter 10-B Sections 2 and 3 Recreational Park Zone.  
**SECOND:** Commissioner Kuehne  
**VOTE:** Chairperson Browning called for a vote:

Commissioner Prentice –	Aye
Commissioner Seese -	Aye
Commissioner Kuehne–	Aye
Chairperson Browning –	Aye

The vote was unanimous and the motion carried

### **Public Hearing:**

Frank Lindhardt Lindhardt: The RV zone is now ready to go in front of the Planning Commission and will allow this type of business.

Chairperson Browning mentions that she would still like to have us go ahead and make this change as the other one will still need more review from the Commission and a hearing.

Commissioner Prentice: Let’s table this for another time and bring the other idea forward.

Commissioner Seese would like to have this in the Land Use Plan work meeting.

**MOTION:** Commissioner Seese moves to table item 2 and schedule a work meeting with the new Recreational Combo Zone.

**SECOND:** Commissioner Kuehne

**VOTE:** Chairperson Browning called for a vote

Commissioner Prentice – Aye

Commissioner Seese - Aye

Commissioner Kuehne– Aye

Chairperson Browning – Aye

**MOTION:** Commissioner Seese moves to close the hearing

**SECOND:** Commissioner Kuehne

**VOTE:** Chairperson Browning called for a vote:

Commissioner Prentice – Aye

Commissioner Seese - Aye

Commissioner Kuehne– Aye

Chairperson Browning – Aye

The vote was unanimous and the motion carried

#### **HEARING FOR PROPOSED CHANGES TO TITLE 10 CHAPTER 26 SECTION 10 BUILDING SETBACKS AND ADDITIONAL DESIGN STANDARDS**

Chairperson Browning describes the change. They are currently looking at changing the setbacks to 75 feet on Hillsides.

**MOTION:** Chairperson Browning motions to open hearing

**SECOND:** Commissioner Kuehne

**VOTE:** Chairperson Browning called for a vote:

Commissioner Prentice – Aye

Commissioner Seese - Aye

Commissioner Kuehne– Aye

Chairperson Browning – Aye

The vote was unanimous and the motion carried

Commissioner Seese mentions that other communities have a view shed on new construction. He likes that approach.

**MOTION:** Commissioner Prentice moves to close the hearing on Chapter 26 Section 10 Building Setbacks and Additional Design Standards.

**SECOND:** Chairperson Browning

**VOTE:** Chairperson Browning called for a vote:

Commissioner Prentice –	Aye
Commissioner Seese -	Aye
Commissioner Kuehne–	Aye
Chairperson Browning	Aye

The vote was unanimous and the motion carried

**MOTION:** Chairperson Browning moves to send this on to the Town Council with recommendation to approve the changes from 50 feet to 75.

**SECOND:** Commissioner Prentice

**VOTE:** Chairperson Browning called for a vote:

Commissioner Prentice –	Aye
Commissioner Seese -	Aye
Commissioner Kuehne–	Aye
Chairperson Browning-	Aye

The vote was unanimous and the motion carried

**HEARING FOR ZONE CHANGE FROM PLANNED DEVELOPMENT ZONE TO AGRICULTURE ZONE FOR AV-1377-N. OWNER ANTHONY SHAPLEY.**

**MOTION:** Chairperson Browning moves to open the hearing for the zone change from PD to AG zone for AV-1377-N

**SECOND:** Commissioner Prentice

**VOTE:** Chairperson Browning called for a vote:

Commissioner Prentice –	Aye
Commissioner Seese -	Aye
Commissioner Kuehne–	Aye
Chairperson Browning –	Aye

The vote was unanimous and the motion carried

Resident Shapley describes what he would like for his property. He would like the AG zone so he is able to build a barn and home on this lot. He has put in a water line extension and wants to get on with building his home.

Frank Lindhardt makes the comment that the general plan shows this area as residential. If it is changed to AG the owner would be allowed to put in a big steel building and it would be inappropriate in that area. He recommends this lot be changed to Residential Estates.

Commissioner Seese comments that he would like to see more of a transitional zone from Residential to Agricultural.

Chairperson Browning: Neighbors are not objecting it is on the far end of town, 6 plus acres.

Frank Lindhardt would like the record to show that he mentioned that any parcel that needs a zone change; and that zone change does not match the general plan; then should have the General Plan changed first.

Chairperson Browning would like to use common sense and flow of the Town in our judgement.

Anne knight, if rural estate fits why not just use that? Shapley: because some of that doesn't fit what I want.

Commissioner Seese mentions that the commission has talked many times about using the transitional zones.

Shapley also owns an adjacent piece.

Mayor Lisonbee uses his house as an example as a home built on AG and he has had zero complaints from neighbors.

Margie Ososki shares her concern that she has a steel building in her area and it did bring down the value.

Pam Quayle shares her concern about what might happen if the owner sales the property and it is zoned AG.

Owner Anthony Shapley says he is willing to change his application to RE5.

**MOTION:** Chairperson Browning moves to close hearing on the zone change of AV-1377-N  
**SECOND:** Commissioner Seese  
**VOTE:** Chairperson Browning called for a vote:

Commissioner Prentice –	Aye
Commissioner Seese -	Aye
Commissioner Kuehne–	Aye
Chairperson Browning	Aye

The vote was unanimous and the motion carried

**MOTION:** Commissioner Prentice motions to send this off to Town Council as a Rural Estate 5/ RE5 zone change for AV-1377-N to Town Council.  
**SECOND:** Commissioner Kuehne  
**VOTE:** Chairperson Browning called for a vote:

Commissioner Prentice –	Aye
Commissioner Seese -	Aye
Commissioner Kuehne–	Aye
Chairperson Browning	Aye

The vote was unanimous and the motion carried

**MOTION:** Chairperson Browning moves to change item number 5 and add that we will look at the preliminary site plan for Zions Gooseberry preserves units AV-1327

**SECOND:** Commissioner Prentice

**VOTE:** Chairperson Browning called for a vote:

Commissioner Prentice –	Aye
Commissioner Seese -	Aye
Commissioner Kuehne–	Aye
Chairperson Browning	Aye

The vote was unanimous and the motion carried

Mr. Rasmussen, Engineer for Standard Development begins his presentation.

Commissioner Seese: Our subdivision requirements would require turn lanes on the highway.

Mayor Lisonbee says they will need to conduct a traffic study. They will be responsible for whatever percentage they will impact that intersection. The county will also be responsible for some of that as they are impacting that intersection as well. UDOT is going to realign this road and intersection.

Frank Lindhardt shares his concern about not having turn lanes in place before they start building cabins.

Commissioner Seese shares his feeling that we need traffic accommodations in place.

Mayor Lisonbee mentions that you cannot require them to do more than the traffic study at this point.

Travis Holm expresses his concern about being required to put a million dollars up front on turn lanes to build 25 houses per year. That doesn't make any sense for him.

Commissioner Seese mentions his concern about water contamination with septic systems.

Dale Harris mentions that there are protection zones around each well and doesn't believe we will have contamination of water wells from septic.

Mayor Lisonbee mentions that he believes septic rules will become stricter over time and all these lots will not be sold and built on the next year it may be 5 years down the road. They are still subject to ordinances of the future.

Frank Lindhardt mentions he doesn't have an issue with what they want to do. Just reminds Planning Commission and TC that we passed a policy that we would not allow any development until there is a right and left turn lane.

**GENERAL PLAN AMENDMENT APPROVAL FOR ZION'S GOOSEBERRY PRESERVE UNITS AV-1327 PORTION OF PARCEL INCLUDING NW ¼ OF NW ¼ OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M. CURRENT LAND USE DESIGNATION COMMERCIAL/R-MEDIUM AREA NEW LAND USE DESIGNATION TO RECREATIONAL AREA. OWNER STANDARD DEVELOPMENT LLC**

**MOTION:** Chairperson Browning moves to open the hearing for the general plan amendment to amend the general plan so it's not Commercial Residential Medium anymore but to amend it to Recreation area.

**SECOND:** Commissioner Prentice

**VOTE:** Chairperson Browning called for a vote:

Commissioner Prentice –	Aye
Commissioner Seese -	Aye

Commissioner Kuehne– Aye  
Chairperson Browning – Aye

The vote was unanimous and the motion carried

Pam Quayle shares her concerns about having the road paved before we bring all this business in. Commissioner Prentice mentions that the County bought 300 acres into Rockville to create a second access into Zions National Park for a southern entrance. Mayor Lisonbee agrees that getting this road paved is a priority. Commissioner Seese shares his feeling that this is better than a tall hotel. That was the first plan submission.

**MOTION:** Chairperson Browning moves to close the hearing on the general plan amendment.

**SECOND:** Commissioner Prentice

**VOTE:** Chairperson Browning called for a vote:

Commissioner Prentice – Aye  
Commissioner Seese - Aye  
Commissioner Kuehne– Aye  
Chairperson Browning – Aye

The vote was unanimous and the motion carried

**MOTION:** Commissioner Prentice moves to make a motion for the general plan amendment approval for the Zions gooseberry preserves portion of partial AV-1327 portion of parcel including NW ¼ of NW ¼ of Section 28, Township 42 South, Range 11 West, SLB&M. Current land use designation Commercial that we are changing that to recreation area.

**SECOND:** Chairperson Browning

**VOTE:** Chairperson Browning called for a vote:

Commissioner Prentice – Aye  
Commissioner Seese - Aye  
Commissioner Kuehne– Nay  
Chairperson Browning – Aye

The motion carried with Commissioner Kuehne voting Nay.

**HEARING FOR ZONE CHANGE FOR ZIONS GOOSEBERRY PRESERVE UNITS AV-1327 PORTION OF PARCEL INCLUDING NW ¼ OF NW ¼ OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M FROM OST-OSC TO CABIN OR TINY HOME PARKS ZONE. OWNER STANDARD DEVELOPMENT LLC**

**MOTION:** Commissioner Browning moves to open hearing for zone change for Zions Gooseberry Preserve units AV-1327 portion of parcel including NW ¼ of NW ¼ of

Section 28, Township 42 South, Range 11 West, SLB&M from OST to Cabin or Tiny Home Parks Zone  
**SECOND:** Commissioner Prentice  
**VOTE:** Chairperson Browning called for a vote:

Commissioner Prentice –	Aye
Commissioner Seese -	Aye
Commissioner Kuehne–	Aye
Chairperson Browning –	Aye

The vote was unanimous and the motion carried

Commissioner Kuehne shares concern over validity of the Affidavit provided by Standard Development

**MOTION:** Commissioner Prentice make as motion to close the public hearing  
**SECOND:** Chairperson Browning  
**VOTE:** Chairperson Browning called for a vote:

Commissioner Prentice –	Aye
Commissioner Seese -	Aye
Commissioner Kuehne–	Aye
Chairperson Browning –	Aye

The vote was unanimous and the motion carried

**MOTION:** Commissioner Prentice motions to send this zone change to Town Council for Zions Gooseberry Preserve Units AV-1327 Portion of Parcel Including NW ¼ of NW ¼ of Section 28, Township 42 South, Range 11 West, SLB&M from OST to Cabin or Tiny Home Parks Zone for approval.

**SECOND:** Chairperson Browning  
**VOTE:** Chairperson Browning called for a vote:

Commissioner Prentice –	Aye
Commissioner Seese -	Aye
Commissioner Kuehne–	Nay
Chairperson Browning –	Aye

The motion carried with Commissioner Kuehne voting Nay.

**PRELIMINARY PLAT APPROVAL FOR REDSTONE PLANNED DEVELOPMENT PARCELS AV-1345, AV-1327, AV-1326, AV-1346, AV-1348-A, AV-1348-B, AV-1349, AV-1359**

Chairperson Browning mentions this Item number 7 on the agenda we will be a Preliminary site plan review instead of a Preliminary Plat approval.

**MOTION:** Chairperson Browning makes a motion to amend the agenda to read site plan review instead of Preliminary Plat Approval for number 7.

**SECOND:** Commissioner Prentice

**VOTE:** Chairperson Browning called for a vote:

Commissioner Prentice – Aye

Commissioner Seese - Aye

Commissioner Kuehne– Aye

Chairperson Browning – Aye

The vote was unanimous and the motion carried

Mr. Rasmussen from Standard Development shows maps of the proposed area that will be placed in the packet for this meeting.

Commissioner Seese would like to know how many entrances into this area? Mr. Rasmussen mentions we will need another entrance and we will work on that.

Commissioner Prentice would like to have horse trails and other trails that will be open to all residents of Apple Valley.

**PRELIMINARY PLAT APPROVAL FOR REDSTONE PLANNED DEVELOPMENT PARCELS AV-1345, AV-1327, AV-1326, AV-1346, AV-1348-A, AV-1348-B, AV-1349, AV-1359**

This item was changed/amended to read Preliminary Site Plan Review as shown in the previous section

**ZONE CHANGE FOR MILES MARK SUBDIVISION FROM OPEN SPACE TRANSITIONAL TO SINGLE FAMILY 1 ACRE FOR AV-1319-A AND AV-1319-E. OWNER STANDARD DEVELOPMENT LLC**

**MOTION:** Chairperson Browning motions to table item number 8

**SECOND:**

**VOTE:** Commissioner Prentice –

Commissioner Seese -

Commissioner Kuehne–

Chairperson Browning –

No vote was called for. Chairman Browning was interrupted and asked to allow discussion for Miles Mark Subdivision.

**PRELIMINARY PLAT APPROVAL FOR MILES MARK SUBDIVISION. PARCELS AV-1319-A AND AV-1319-E. OWNER STANDARD DEVELOPMENT LLC**

**MOTION:** Chairperson Browning motions to amend the agenda to a site plan review instead of a Preliminary Plat approval.

**SECOND:**

**VOTE:** Commissioner Prentice –  
Commissioner Seese -  
Commissioner Kuehne–  
Chairperson Browning –

No vote was called for.

Mr. Rasmussen has changed this map to show 29 lots to meet previous requests to eliminate the need of a secondary road.

Commissioner Seese mentions this puts a lot of traffic on Rome way.

Mr. Rasmussen mentions that he thinks the road easement has a slope of about 29%.

Mike measured 34% on the hillside.

Chief: Fire code is 10% on a hillside.

Mayor Lisonbee mentions that ordinance says 30% slope will not allow more development.

Commissioner Seese asks does this become a public road and what happens when we have snow, what other options are there?

Frank Lindhardt mentions that as a developer it would be beneficial to the developer and the Town to take the road off the other side of the hill. We have a policy in this part of town that we cannot have more development until there is a second access.

TIME STAMP 2:44

**ADJOURNMENT**

**MOTION:** Commissioner Prentice Motions to Adjourn

**SECOND:** Chairperson Browning

**VOTE:** Chairperson Browning called for a vote:

Commissioner Prentice –	Aye
Commissioner Seese -	Aye
Commissioner Kuehne –	Aye
Chairperson Browning -	Aye

The vote was unanimous and the motion carried.

Meeting adjourned at: 8:46 pm.

Date approved: \_\_\_\_\_

\_\_\_\_\_  
Chairperson Browning

ATTEST BY: \_\_\_\_\_  
Michelle Kinney, Recorder